



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No:	P/20/015/HH	Date Application Registered:	1st April 2020
Applicant:	Mr Alec Hicks April Cottage Church Road Hugh Town St Mary's Isles of Scilly TR21 0NA	Agent:	Mr Paul Osborne Jus Limin Carn Thomas Hugh Town St Mary's Isles of Scilly TR21 0PT

Site address: April Cottage Church Road Hugh Town St Mary's Isles of Scilly
Proposal: Replace glass panels on conservatory roof with tiles.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Proposed Plans, Drawing Number: AC-RC-1a, Dated February 2020**
 - **Location Plan Date Stamped 03/03/2020**
 - **Conservatory Roof Detail (Guardian Warm Roof), Date Stamped 28/02/2020**
 - **Site Plan Date Stamped 03/03/2020**
 - **Site Waste Management Plan, Date Stamped 29/04/2020**
- These are stamped as APPROVED**
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy LC9 of the Submission Draft Isles of Scilly Local Plan (2015-2030).
- C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.
2. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately, and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately, and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed:



Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 29th April 2020



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎0300 1234 105

✉planning@scilly.gov.uk

Dear Mr Alec Hicks

Please sign and complete this certificate.

This is to certify that decision notice: P/20/015/HH and the accompanying conditions have been read and understood by the applicant: Mr Alec Hicks.

1. **Development of the approved plans:** Replace glass panels on conservatory roof with tiles at: April Cottage Church Road, Hugh Town, St Mary's, Isles of Scilly will commence **on:** (insert date)
2. ~~I am/we are~~ aware of any conditions that need to be discharged before works commence.
3. ~~I/we will~~ notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:

Signed:

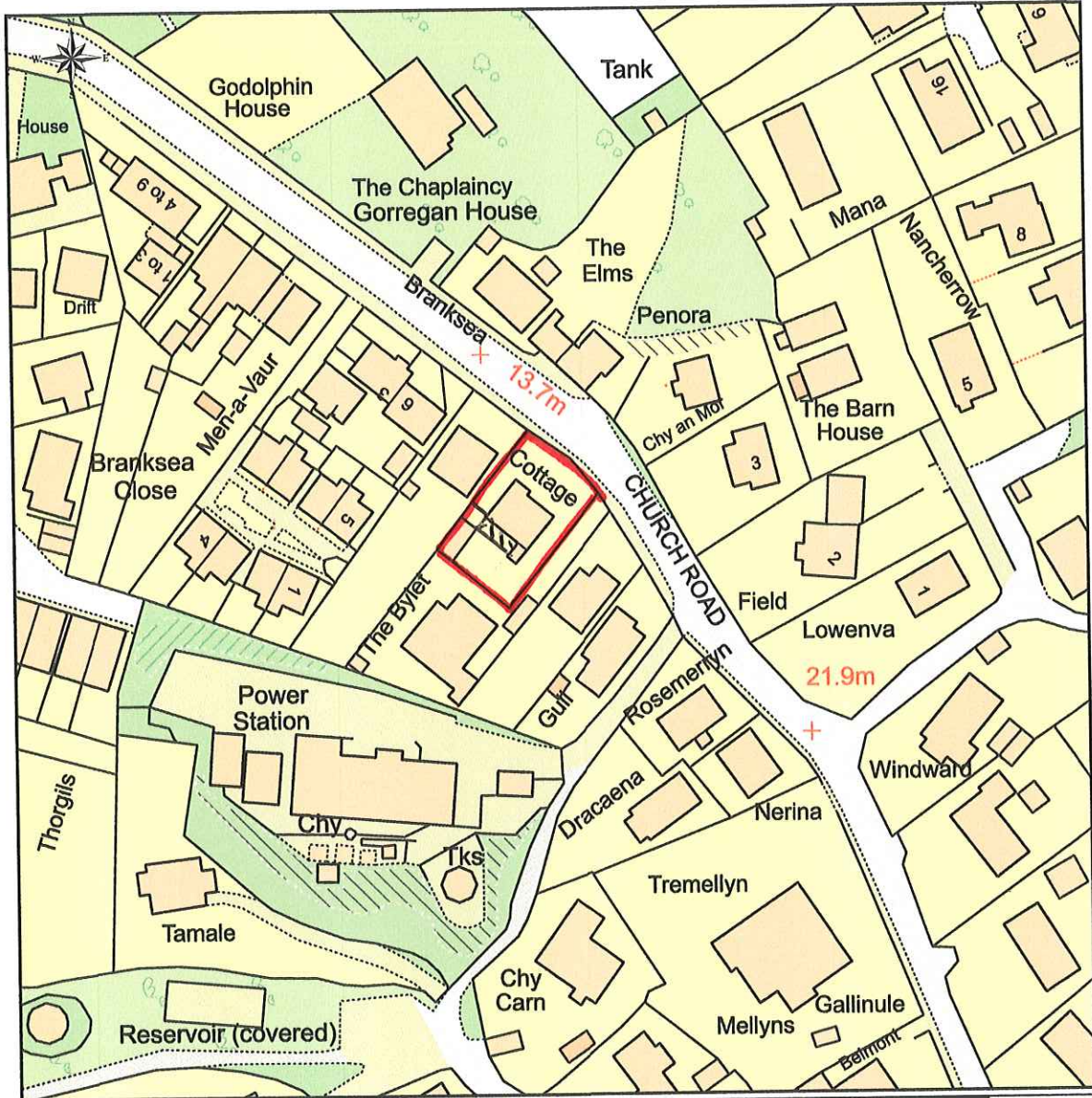
Date:

Please sign and return to the **above address** as soon as possible.

APPROVED

By Lisa Walton at 4:45 pm, Apr 29, 2020

Location Plan for April Cottage



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2020. Ordnance Survey 0100031673

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Mr A Hicks
Location Plan
April Cottage
Church Road
St. Mary's
Isles of Scilly



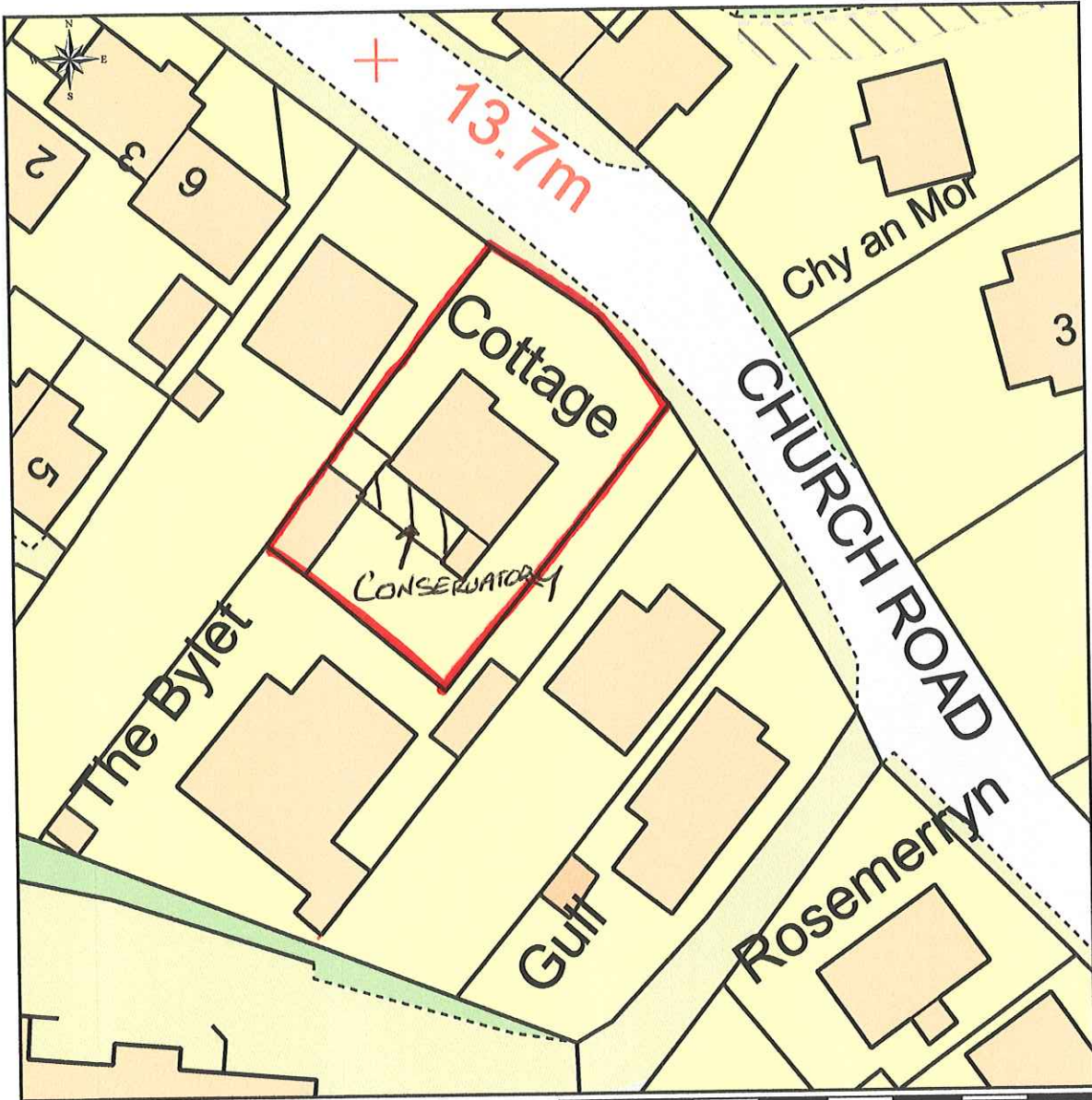
plans ahead by emapsite™

Prepared by: Paul Osborne, 03-02-2020

APPROVED

By Lisa Walton at 5:05 pm, Apr 29, 2020

Site Plan for April Coottage



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Site Plan/Block Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2020. Ordnance Survey 0100031673

0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

Mr A Hicks
Site Plan
April Cottage
Church Road
St. Mary's
Isles of Scilly



plans ahead by emapsite™

Prepared by: Paul Osborne, 03-02-2020

APPROVED

By Lisa Walton at 4:40 pm, Apr 29, 2020

A Guardian Roof makes all the difference


Guardian[™]
Warm Roof

The ultimate
solution for
new or existing
conservatories



Transform your conservatory into a beautiful garden room

The market-leading Guardian Warm Roof is a revolutionary step forward in home improvement – a high performance, lightweight roof replacement system that dramatically transforms your conservatory into an ambient, much needed space that can be used daily, all year round.

Designed to replace your existing conservatory's glass or polycarbonate roof, the Guardian Warm Roof System retains your original windows, doors frames, walls, and is fully tested and approved to all thermal and structural standards.



Engineered for quality

With planning consent, internal dividing doors or walls can be removed to provide a permanent extension to give you additional ground floor living space.

Ridge Cappings

01

Ridge cappings to match roof tiles or slates

Roof Tiles or Slates

02

Choice of roof tiles or slates in a range of colours

Gutter System

03

Standard rainwater system

Membrane

04

Breathable waterproof membrane

Ply-wood

05

Exterior grade plywood

Aluminium Frame

06

Structural pre-engineered frame

Ventilation

07

Ventilated roof eliminates condensation and mould growth

3 Layers of Insulation Board

08

High performance rigid insulation board (125mm)



Building control approval for your peace of mind



Under certain criteria, the Guardian Warm Roof System would be exempt from Building Control approval – however, we strongly recommend that approval always be sought.

But, as the Guardian Warm Roof System carries LABC / LABSS certification, the Building Control process should proceed faster, smoother and without complication.

Due to the high performance insulation and with Building Control approval, the Guardian Warm Roof System, may allow the removal of the wall between the house and conservatory, providing the flexibility to extend and enlarge an existing kitchen, living room or bedroom.



In compliance with LABC / LABSS, the Guardian Roof is a ventilated roof. Slots in the ring and ridge beams allow air to flow freely through the roof thereby avoiding condensation and allowing any moisture to exit.

With many unproven roof conversions, moisture can form inside the roof causing staining and mould growth to the internal plasterboard, leading to deterioration or even failure of the roof components.



High-performance structural properties

After months of testing the Guardian Roof using various materials, a superior lightweight aluminium frame was chosen due to its high-performance structural properties.

Many roof systems use timber, which weighs significantly more, putting additional stress on the existing conservatory walls. Timber is also prone to shrinkage and is often cut to size on-site unlike the Guardian Roof structural frame which is manufactured and pre-assembled under quality controlled factory conditions.



Key Features

The Guardian™ Warm Roof Conversion System has been designed to provide a high performance thermal and structural solution with zero condensation risk over the life of the roof.



Energy Efficient

The high performance insulation achieves a superior U-value of only 0.18 W/m.K (England and Wales) and 0.15 W/m.K (Scotland). Saving you money on your heating bills.



Temperature Control

A Guardian Warm Roof regulates the temperature of your conservatory to ensure that it's pleasant and comfortable all year round.



Engineered for Quality

Engineered precisely to your individual requirements and pre-assembled under controlled factory conditions to ensure the highest quality.



Reduced Noise

Your new room will remain quiet and relaxing whatever the weather conditions. Even heavy rain noise is eliminated.

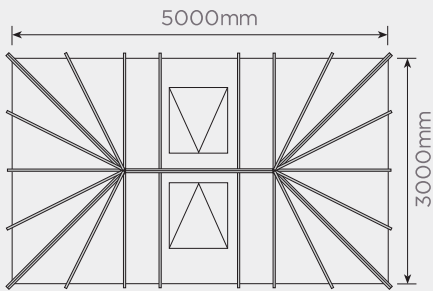


**A living space
you can enjoy
whatever the
weather**

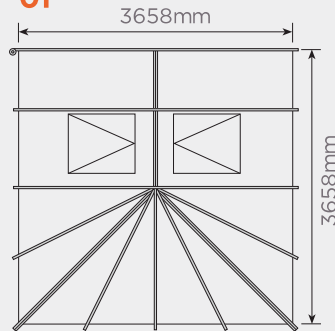
Roof Design

Guardian provide both standard and bespoke Warm Roof solutions.

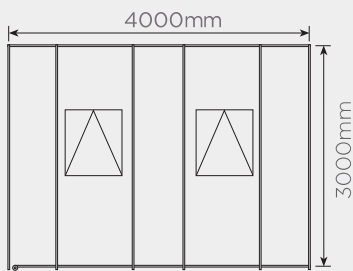
01



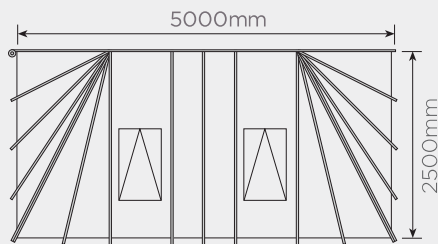
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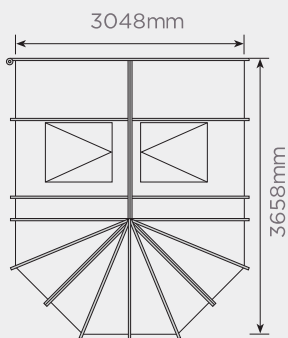
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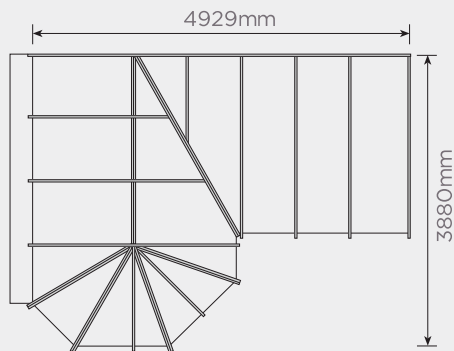
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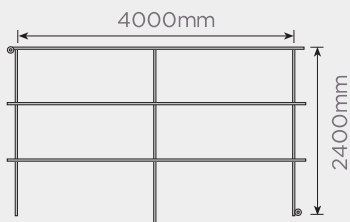
03



04



05





Edwardian

01

The Classic conservatory shape. Together with attractive roof windows the Edwardian Guardian Roof is the traditional option for styling and convenience, maximising the room space below.



Lean-to

02

The Guardian Lean-To is ideal to maximise space at the rear of the house. The ends can either have one or two hips (slopes). Ideal for kitchen extensions, the roof can go as low as 15° with roof windows.



Victorian

03

The Victorian roof is also ideal if you may not have much available space in your garden. The internal plaster finish on the roof has an attractive appearance with its facet front finish.



Combination

04

A P-shape simply combines the benefits of two different styles to maximise your living environment. A T-shape combination is available, as well as bespoke solutions to make your conservatory as individual as you are.



Gable Ended

05

The gable ended main feature is the continuous height it brings to the room due to its long central ridge.

The gable end allows you to get the most from your roof windows providing a light and airy space.

Guardian Warm Roof is suitable to replace your existing roof and also as an alternative on all new conservatory installations.

Guardian Slate

Today's house builders and owners demand lower cost, faster and easier construction without compromising on quality while maintaining a traditional appearance.

To meet these demands, we are constantly developing new, high tech solutions for today's construction industry. Engineered using the most advanced technology in material development and manufactured from resin bonded crushed limestone, Guardian Slate is extremely durable, impact and heat resistant and offers the highest level of UV protection.

Spacers for perfect alignment

Pre-marked fixing guides for quick & easy installation

Up to 60% lighter than traditional slate

Superior life expectancy will not crack, split or break

Ideal for new or replacement roofing projects

100% recyclable at end of use

'A' grade fire rated on a standard membrane

Consistent high quality and dimensional accuracy



Guardian Slate is an innovative roofing system featuring the aesthetic appeal of natural slate without the risk of cracking and breaking



Available in five natural colours

Guardian Slate is a lightweight natural slate alternative with no risk of cracking and breaking.

Guardian Slate is available in a choice of five natural colours, providing you the opportunity to add texture and style to your home. The colours have been tested to high UV exposure and exhibit virtually no fade and with no trace of cracking or splitting.



Black

Terracotta

Grey

Brown

Mulberry



Guardian Tile

The Metrotile is made from lightweight high grade steel with Aluzinc® coating for incredible strength and resistance and features a unique 'hidden fix' feature that leaves no nails exposed to corrosion.

The choice of colours means the tiles can match or compliment virtually any home.



Black



Burnt Umber



Charcoal



Moss Green



Antique Red



A ideal partner for the Guardian Warm Roof design

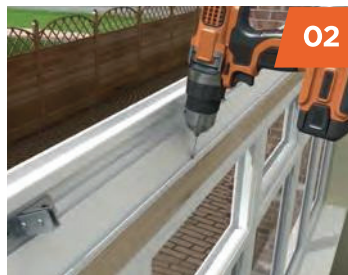


New living space in just a few days

The Guardian Roof System is designed to be of similar weight to a glass roof of equal size, so it follows the existing glazed walls. If correctly specified for the original glazed roof, it should be capable of supporting the replacement Guardian Roof System.



01 The vital first step is to remove the entire existing roof.



02 Timber packer and structural ring-beam are sealed and secured to the top of the window frames.



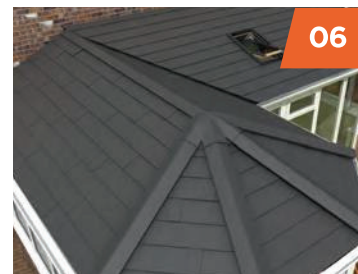
03 The aluminium rafters, ridges and wall plates are fitted and the spider arms are secured to the spider bracket.



04 Exterior grade ply-board is fixed to the rafters.



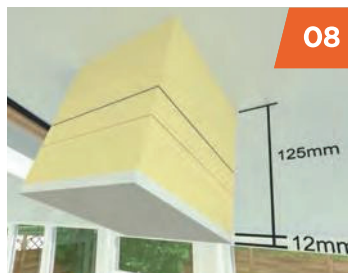
05 Breathable waterproof membrane is laid over the ply-wood and secured in place.



06 Chosen tile is added ensuring weathertightness and the gutter and external trim are secured in place.



07 3 layers of high performance insulation (between and over rafters, and insulated plasterboard), is installed.



08 A total of 125mm insulation is used for outstanding insulating performance.



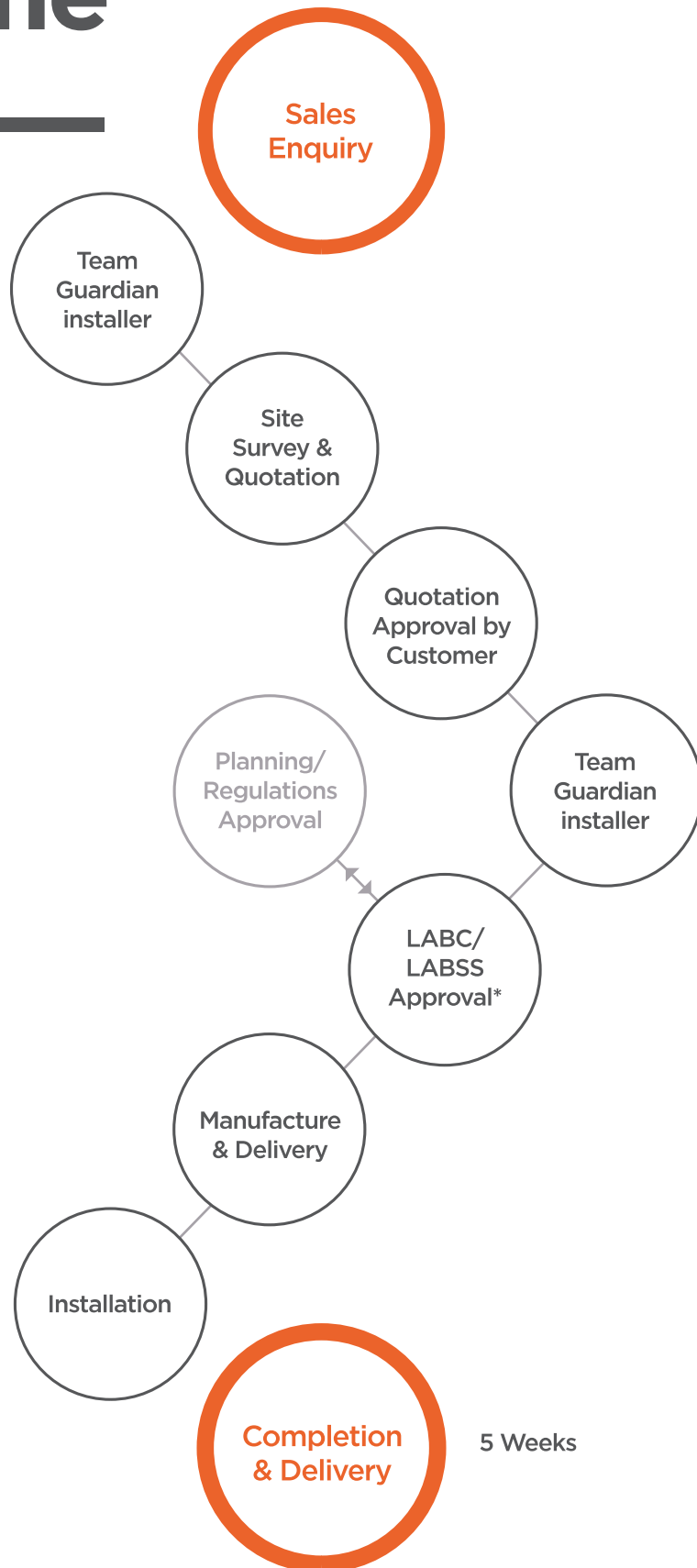
09 A whole new living space.

Get it right first time

Building work of any kind can be a daunting process. Don't be persuaded to go for an unproven, cheap wrap-over option which will cause you problems and cost you money in the long term.

The Guardian Service Package is the hassle-free way to achieve the roof conversion you want. We will manage your project and keep you informed at every stage, providing a seamless process from your original enquiry, through planning permission to final installation and certification.

**LABC / LABSS approval may be necessary. Please consult your Team Guardian Installer.*



Make sure it's Team Guardian

The Guardian Warm Roof System is manufactured in the UK and It's very important that your new roof is installed professionally. Our installers have been trained, qualified and approved to fit the Guardian Roof System. The installation is the most important process in the whole replacement sequence, so it's really important that your new roof is fitted perfectly.

Simply ask to see our Team Guardian ID and you will be assured that your installer is going to do a great job. The system has been designed to give you additional assurances, not just for the roof itself but also for the quality of the installation.

We are your
fully approved
Team Guardian
installers





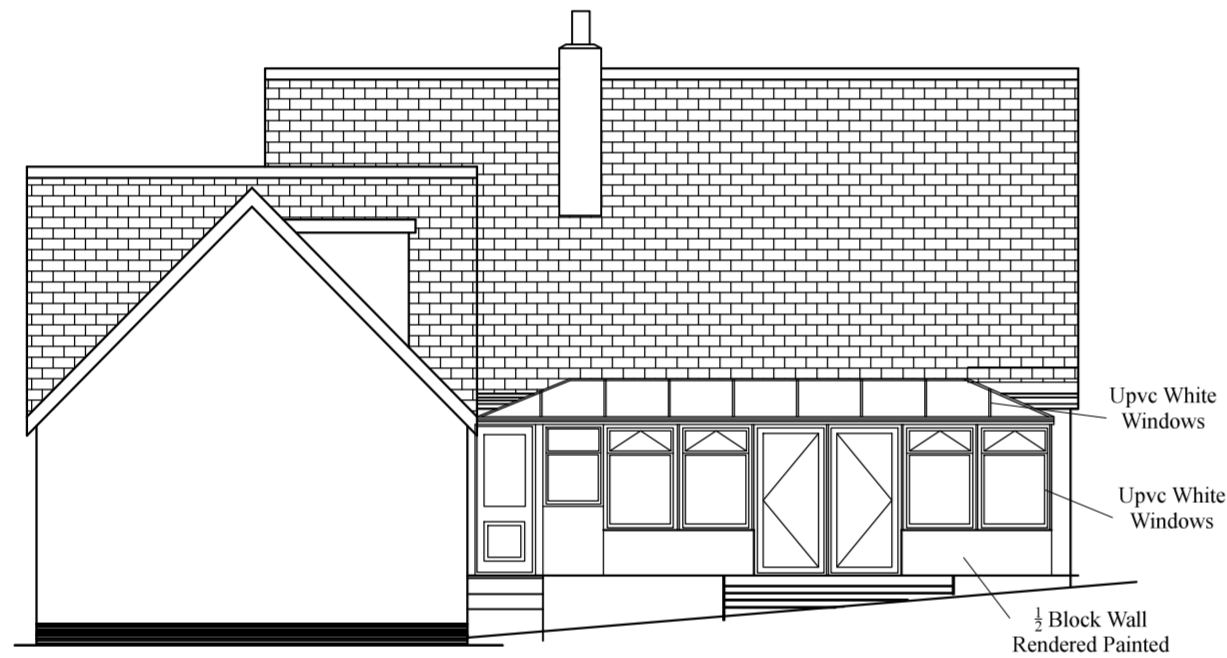




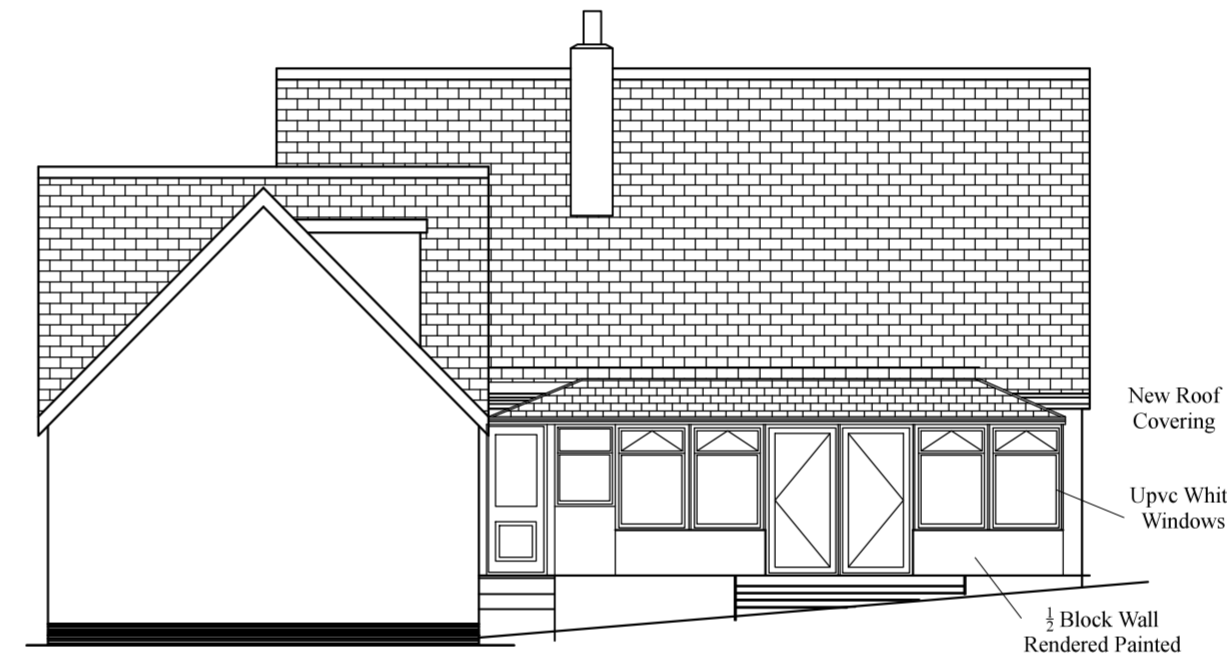
Existing South Elevation



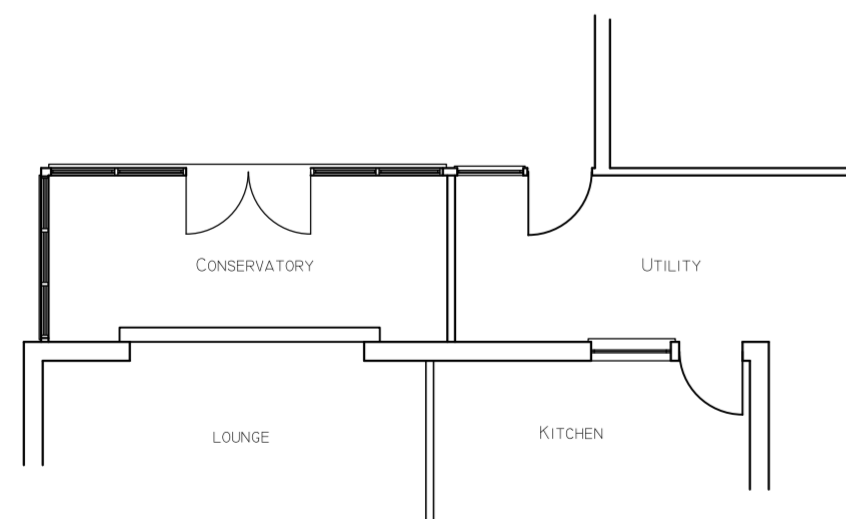
Proposed South Elevation



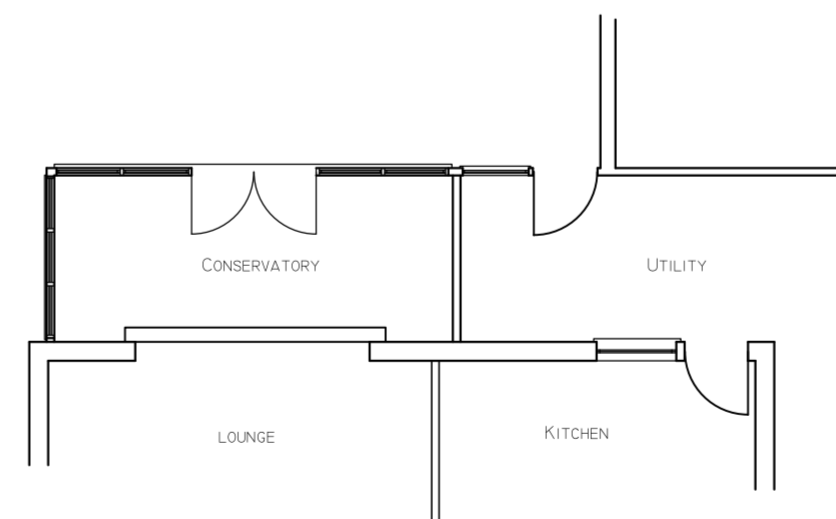
Existing Conservatory



Proposed Conservatory



Existing Conservatory



Proposed Conservatory

APPROVED
By Lisa Walton at 4:45 pm, Apr 29, 2020

*April Cottage
Church Road
St. Mary's
Isles of Scilly*

*Proposed
Conserbatory
Roof Covering*

Mr A Hicks

© Copyright Paul Osborne

N.B.-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

Date - February 2020
Amended -
Scale - 1 : 100 @ A1

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: paul@sailscilly.com

AC-RC-1a

RECEIVED

By Lisa Walton at 4:25 pm, Apr 29, 2020

APPROVED

By Lisa Walton at 5:07 pm, Apr 29, 2020

Paul Osborne

Jus Limin

Carn Thomas

St. Mary's

Isles of Scilly

Site Waste Management Plan

For

April Cottage

Church Road,

St. Mary's, Isles of Scilly.

INTRODUCTION

This document constitutes the ‘best practice initiatives’ adopted by APRIL COTTAGE by requiring the contractors employed to carry out the proposed works at April Cottage, Church Road, St Mary’s, Isles of Scilly to embrace the principles of the Site Waste Management Plan as required by the Site Waste Management Regulations 2008.

PROJECT SITE - April Cottage, Church Road, St. Mary’s, Isles of Scilly

CLIENT - MR ALEC HICKS

CONTRACTOR - TBA

PROJECT SUMMARY - NEW CONSERVATORY ROOF COVERING

START DATE - JUNE 2020 (Subject to Planning Approval)

PROJECT DURATION - To be confirmed by Contractor (Estimated 2 weeks)

PERSONS RESPONSIBLE FOR THE MANAGEMENT OF WASTE - Contractor

Third Party Waste Handling - Third parties handling waste will be required to provide documentary evidence of their licence to handle, transport, recycle and dispose of waste.

OBJECTIVES

Project Objectives

- 1 To take all responsible steps to ensure that waste management controls are observed.
- 2 To minimise the amount of waste generated and maximised the amount of waste reused and recycled.
- 3 To re-use as much waste as possible on-site. Where reuse is not possible to identify the most appropriate waste management option in line with the waste hierarchy.
- 4 To manage waste as close as possible to site location
- 5 To make and improve awareness of waste management issues of all contractors and sub contractors and to ensure the correct waste management practices are followed on site.

RESPONSIBILITIES

The responsibilities in relation to the SWMP are set out below.

The Site Waste Coordinator is the Principle Contractor on site, who is responsible for implementation of the SWMP. Duties include but are not limited to:

Ensuring waste is managed on site according to the SWMP. This includes ensuring appropriate segregation of waste on-site, making arrangements for the removal of waste from the site.

Ensuring all staff and sub-contractors understand their duties in relation to the SWMP. This includes organising appropriate training.

Ensuring correct records and documentation is kept. This includes checking waste transfer documentation, and maintenance of documentation relating to waste transfer.

The 'Site Waste Coordinator' is the point of contact for all staff, contractors and waste contractors in relation to the SWMP and waste management issues.

All contractors' staff operatives working on site are responsible for adhering to the principles for the movement and segregation of waste on site.

WASTE CONTRACTORS

The waste contractors are to be listed with contact details, this list is to be compiled by the 'Site Waste Coordinator'

All waste contractors are responsible for adhering to the SWMP including:

All waste contractors are responsible for ensuring compliance with their Duty of Care including providing the appropriate records to the 'site waste coordinator'

All mainland Contractors receiving waste are responsible for ensuring waste is managed as specified in the SWMP. They are responsible for ensuring the waste treatment facilities have a waste licence and that records are provided to the 'site waste coordinator'

Mainland waste contractors receiving waste are responsible for transporting it to a licensed waste management facility

Mainland waste contractors are responsible for providing adequate containers for the collection and segregation of waste as specified in the SWMP.

MANAGEMENT OF WASTE ON SITE

The principle contractor shall adopt the materials that'll be re-used or recycled on site will be segregated in designated areas ready for mainland transportation. The locations of the designated areas shall be identified by the contractor prior to commencement of works and recorded.

- Re-Use and Re-Cycle Off Site
- Materials that will be removed from site for recycling will be segregated from the waste stream and collected in containers for transport. The locations of collection and segregation area/s and the materials that will be collected at these sites are to be recorded.
- The waste containers will be colour coded according to the National Coding Scheme.
- All waste which can be reused or recycled as specified in the recorded tables just be segregated out of the waste stream by staff and sub-contractors.
- Contamination of the waste containers will be monitored.
- At the end of each day all staff and package contractors must ensure that waste is moved to the appropriate area/s as specified.
- All lovable containers will be locked at the end of each day.
- Any problems found with arrangements for waste segregation should be reported directly to the 'site waste coordinator.'

TRAINING

As part of adopting the principles of the SWMP the Principle Contractor shall implement training and as such the site waste coordinator shall be responsible for ensuring all of the contractors staff and operatives receive training the implementation of the SWMP

Details of training should be recorded.

MEASURING AND MONITORING

The Site waste Coordinator will be responsible for ensuring that monitoring takes place throughout the project - to include:

Estimated Waste generated Schedule

Summary of Actual Waste Generated

Actual Waste Carrier Recorded.